

Interested in earning \$500 month in rental income?

Host a Tiny Home in your backyard!



- No up front or out of pocket costs
- Free consultations and site assessments
- Tenant selection and management included

New Attractive Tiny Homes

San Jose Conservation Corps tiny homes are furnished for independent living for 1-2 people. Fully outfitted Tiny Homes are built on custom trailers and include:



- Sleeping quarters



- Kitchenette – Stove, refrigerator, sink



- Full bathroom – Shower, sink, flush toilet



- Space heating and cooling appliance



- Living space sizes are between 216 - 300 square feet

Easy 5-Step Process

1. Complete online form
2. Site assessment
3. Enter into property lease agreement
4. Deliver tiny home
5. Connect utilities

Start earning
\$500/month
cash!

Site Requirements

- Site must be within City of San Jose (can be in unincorporated section of San Jose)
- Flat and level dirt or concrete site
- 2-feet clear workspace all around tiny home location
- 14-feet of overhead clearance

Site Preparation & Utilities

- SJCC will prepare site for tiny home
- SJCC and licensed subcontractors will connect utilities (water, sewer, electrical)
- SJCC will pay permit fees and proportional utilities

Students

- Tenants will be students of the SJCC ages 18-27
- All students pass background checks and are drug free
- Tenants are selected and managed by SJCC
- Students pay rent to SJCC
- Homeowner approves tenants before move in

Details

- 5-year property lease term
- Monthly lease payments are from San Jose Conservation Corps
- All students have renters insurance



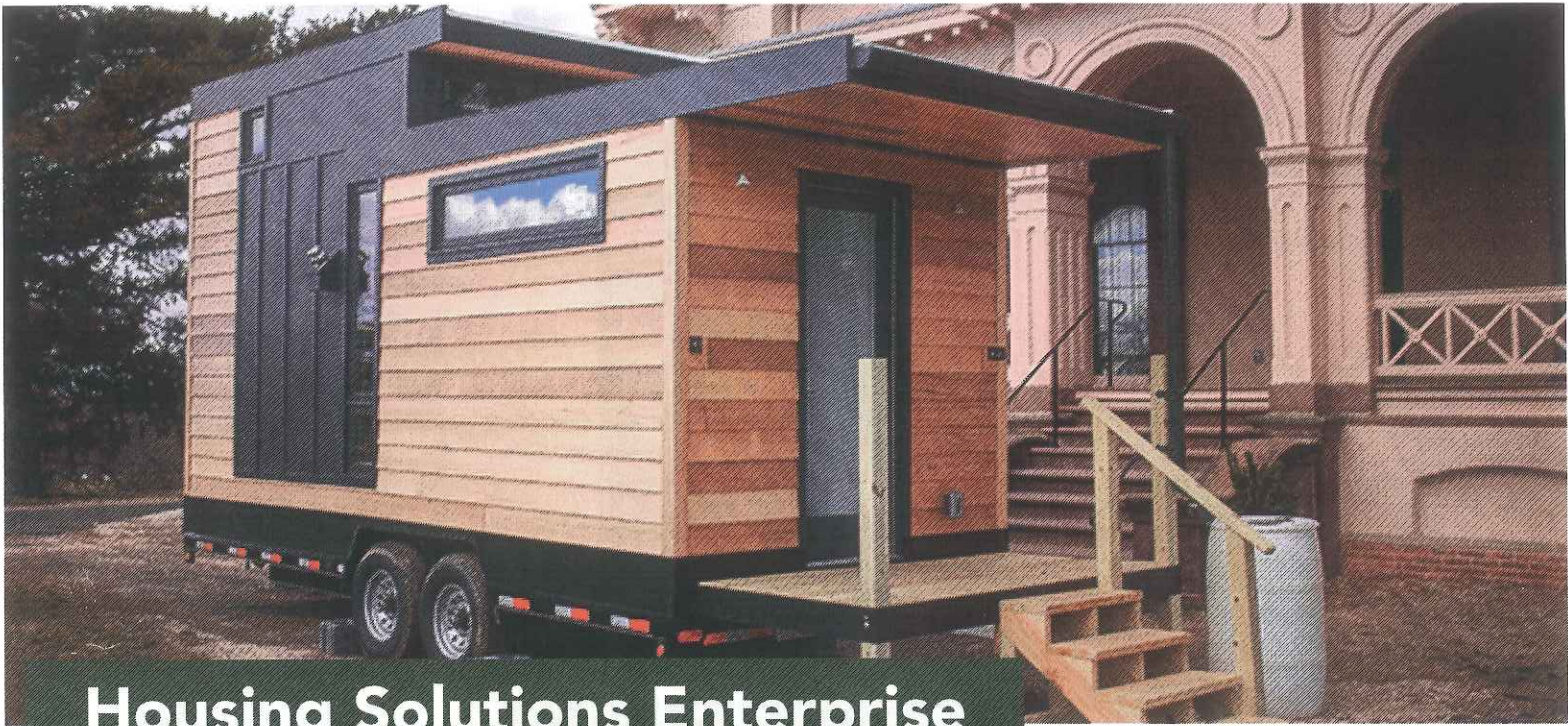
About San Jose Conservation Corps + Housing Solutions Enterprise

The San Jose Conservation Corps (SJCC) is a 501(c)(3) nonprofit organization that provides opportunity youth ages 18-27 with a quality high school education and teaches valuable work and life skills that empower them to become responsible, caring citizens. Founded in 1987, the SJCC is a licensed California General (Class B) Building Contractor #812939.

The **Affordable Housing Developer + Training Program** is a project operated by the San Jose Conservation Corps that seeks to develop housing for the 30% of our students that need safe and stable housing.

For more information, visit: www.sjcccs.org/tinyhomes, send us an email to tinyhome@sjcccs.org, or you can call us at 408-837-3268

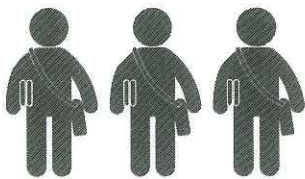
SAN JOSE CONSERVATION CORPS + CHARTER SCHOOL



Housing Solutions Enterprise Tiny Homes Initiative

THE PROBLEM

Students arrive at San Jose Conservation Corps with:



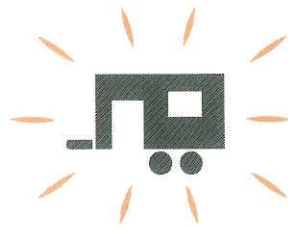
✗ No high school diploma

✗ No job skills

✗ No job

THE SOLUTION

Our tiny homes initiative leads to stable affordable housing, allowing students to:



✓ Obtain a High School Diploma: As they are able to focus on their education

✓ Develop Job Skills: As they build the tiny homes

✓ Have a job: Allowing them to pay rent and save for college

THE MODEL

Low-income homeowner hosts tiny home in their backyard

1-2 students live in the tiny home



They pay rent to SJCC

The homeowner receives payment for leasing their backyard



30% of SJCC students are homeless transition age youth

San Jose Conservation Corps

Social Enterprise

Solving housing together

Why Tiny Homes?

Stable housing allows students to:

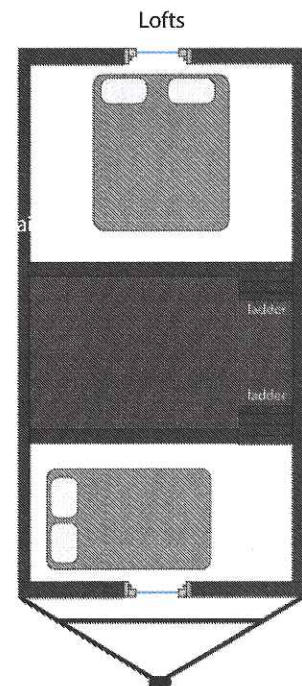
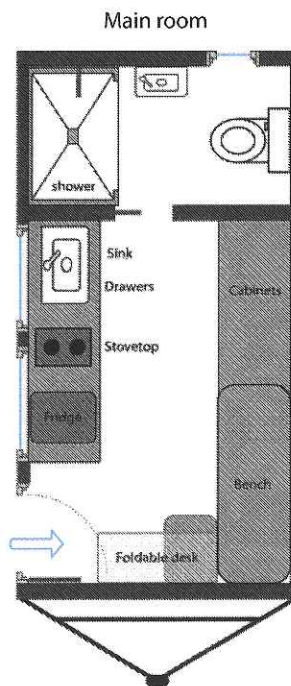
- Gain job skills



- Obtain high school diploma



- Save money for college



Estimated cost of building one affordable housing unit

\$425,000



Tiny Homes are
BUILT FASTER

Estimated cost of building one tiny home

\$80,000-



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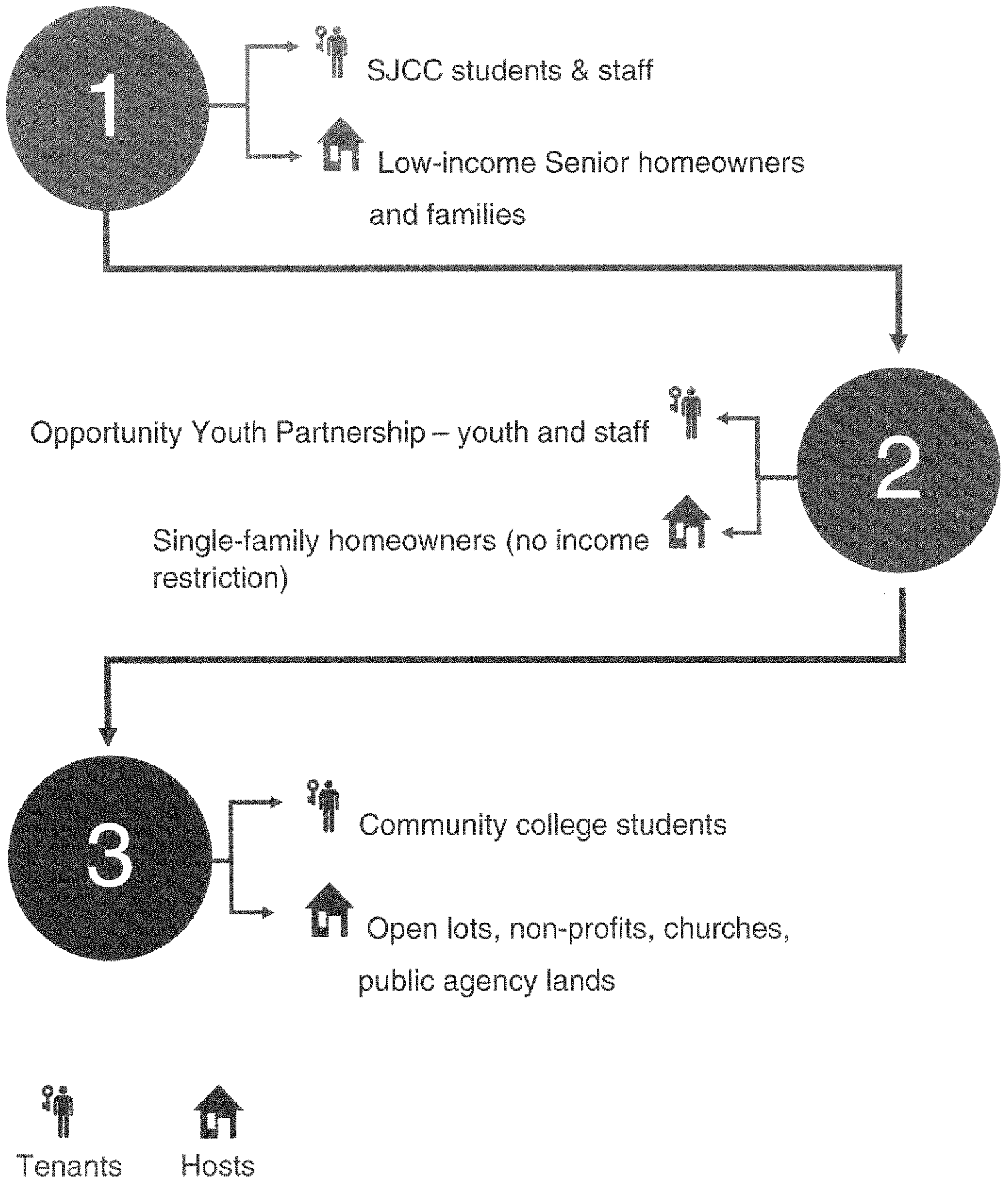
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Tiny Homes Initiative Project phases



Tiny Living Structure Matrix

Category	Accessory Dwelling Unit	Mobile Home	Tiny Home (on trailer)	RV/ Motorhome
Picture				
Description	Living unit behind a main residence; on a slab	Mobile/manufactured home driven to site for permanent placement	Movable, independent living unit	Vehicle built for temporary recreational living; includes internal engine and 5th wheel
Type of residence	Secondary	Primary	Secondary	Temporary
Typical size (square feet)	500 – 1,200	1,620	<500	<400
Construction/Manufacturing Governing Entity	Local	State	State	State
Permits	Local	State	State	State
Zoning	Local	Local	Local	Local
Set Backs	Local	Local	None	None
Mobility	Permanent	Permanent	Mobile	Mobile
DMV License	No	Yes, Annual	Yes, Annual	Yes, Annual
Insurance type required	Homeowner	Homeowner	Vehicle	Vehicle
Utilities interconnection fees	No	Yes	No	No
Tax Assessment Impact	Yes	Yes	No	No
Issues	Costs and length of time to obtain permits	Limited supply	Local ordinance does not exist	Could be a limit on how long to be at site
Estimated Cost/unit	\$100K	\$175K	\$80K	\$100K

Notes:

Tiny House Opportunity:

1. Building tiny house on a trailer
2. No local ordinance
3. Considered vehicle; DMV/State regulations

